

BOSTON REDEVELOPMENT AUTHORITY

FIRST AMENDMENT TO REPORT AND DECISION
ADOPTED BY BOSTON REDEVELOPMENT AUTHORITY
ON APRIL 28, 1966, ON APPLICATION OF LILLIAN K. DRESCHER
AND OTHERS DATED MARCH 22, 1966, FOR PROJECT TO BE
UNDERTAKEN UNDER CHAPTER 121A OF THE GENERAL
LAWS OF THE COMMONWEALTH OF MASSACHU-
SETTS AS AMENDED AND CHAPTER 652 OF
THE ACTS OF 1960 AS AMENDED

1. Pages 4 and 5 of the "Report and Decision on Application by Lillian K. Drescher and Others for Authorization and Approval of Project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and for Consent to Formation of Back Bay Manor Apartments, Inc.," adopted by the Boston Redevelopment Authority on April 28, 1966, are hereby amended by striking out on pages 4 and 5 the following:

"The Project consists of the leasing by Back Bay Manor Apartments, Inc. of Lots #2 and #2A on a plan entitled, 'Boston Redevelopment Authority City of Boston Suffolk County Massachusetts Whitney Redevelopment Area Land Disposition Plan' by Henry F. Bryant & Son, Inc., Engineers, dated August 25, 1960 (excepting therefrom any land taken for the widening of St. Alphonsus Street pursuant to the Redevelopment Plan of the Authority hereinafter referred to), and the construction, operation and maintenance thereon of an apartment house, consisting of a 16-story building containing 210 dwelling units plus a janitor's apartment and a

two-level above grade parking facility providing accommodations for 210 automobiles. The premises on which the Project is to be located are hereinafter referred to as 'the Project Area'; and substituting in place thereof the following:

"The Project consists of the leasing by Back Bay Manor Apartments, Inc., of Lots #2 and #2A on a plan entitled, 'Boston Redevelopment Authority City of Boston Suffolk County Massachusetts Whitney Redevelopment Area Land Disposition Plan' by Henry F. Bryant & Son, Inc., Engineers, dated August 25, 1960 (excepting therefrom any land taken for the widening of St. Alphonsus Street pursuant to the Redevelopment Plan of the Authority hereinafter referred to), and the construction, operation and maintenance thereon of an apartment house.

"The structure intended to be built will consist of an apartment house of twenty (20) stories in height, measuring approximately one hundred eighty-five (185) feet in height and a penthouse equipment tower. The building will contain three (3) elevators, two (2) stairways and a total of approximately two hundred eighty-eight (288) units which shall be laid out approximately as follows:

- a.) approximately 114 two (2) bedroom units
- b.) approximately 133 one (1) bedroom units
- c.) approximately 19 efficiency units
- d.) approximately 19 three (3) bedroom units
- e.) two (2) penthouse units

"The main or street floor will contain a lobby, equipment room, utility rooms, manager's office, public toilets and accessory facilities. The basement will contain storage, laundry and utility facilities and superintendent's apartment.

"Parking will be provided on three (3) levels for approximately two hundred sixty-seven (267) cars. This is approximately ninety-two (92%) per cent of the number of apartments. Each apartment will be air-conditioned, structure will be reinforced concrete, flat plate super structure masonry facade.

"Appurtenant facilities will consist of appropriate landscaping, walks, driveways, approaches and off-street parking facilities.

"The architectural design of the Project will be architecturally compatible with and complimentary to the two (2) existing apartment house structures in the Whitney Street Project, sometimes referred to as Parcel #1 Charles Bank and Parcel #3 Back Bay Towers.

"The premises on which the Project is to be located are hereinafter referred to as 'the project area.'"

2. The Authority grants the applicant permission to:

- a) increase the floor area ratio from 3 to 1 to 3.72 to 1; and
- b) increase the ground coverage of the building from 15.4% to 18.33% of the lot area.

The Authority hereby determines that the amendments allowed hereby are not fundamental and are minor modifications of the Plan and original application.

Except as hereinabove expressly set forth, the original Report
and Decision is hereby ratified and confirmed.